

Mr Robert Shrimplin
Shrimplin Planning & Development
AUSTEN HOUSE
STATION VIEW
GUILDFORD
GU1 4AR

Claire Upton-Brown
Executive Head of Service - Planning
Development

Case Officer: Philippa Smyth
Tel. No: 01483523282
Email: philippa.smyth@waverley.gov.uk

03 May 2023

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) – WA/2022/02347

Waverley Borough Council acting as Local Planning Authority under the provisions of Part III of the Town and Country Planning Act, 1990 (as amended), **DO HEREBY GRANT** planning permission for the development specified in the form of application for such permission, deposited by you with the Council on 15/09/2022 and described in the First Schedule, subject to the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended), and the conditions and reasons specified in the Second Schedule.

NOTE: The effect of the Section 91 of the Town and Country Planning Act 1990 (as amended) is that the development for which permission is hereby granted shall be begun not later than the expiration of three years beginning with the date of this permission.

FIRST SCHEDULE

Erection of 2 dwellings, landscaping and associated works following demolition of existing buildings (as amplified by BNG report received 08/03/2023, updated 08/04/2023 and plan received 08/04/2023).

HOLT FARM
OLD LANE
FARNHAM
GU10 4HG.

SECOND SCHEDULE

1. Condition:
The plan numbers to which this permission relates are:
A20750.02.100
A20750_3.1_101
A20750_3.1_102
A20750_3.1_103
A20750_3.1_104
A20750_3.1_105
A20750_3.1_106
A20750_3.1_107
A20750_3.1_108
A20750_3.1_109

A20750_3.1_110

A20750_3.1_120

The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason:

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policy TD1 of the Local Plan 2018 (Part 1) and Policies DM1 and DM4 of the Local Plan Part 2 (2023).

2. Condition:

No development shall take place above ground level, excluding demolition, until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

In the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and Policies DM1 and DM4 of the Local Plan Part 2 (2023).

3. Condition:

Prior to the commencement of development, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the local planning authority. The LEMP shall include the following information:

- a) Description and evaluation of features to be managed
- b) Ecological trends and constraints on site that might influence management
- c) Aims and objectives of management
- d) Appropriate management options for achieving aims and objectives
- e) Prescriptions for management actions, together with a plan of management compartments
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period
- g) Details of the body or organisation responsible for implementation of the plan
- h) Ongoing monitoring and remedial measures
- i) Legal and funding mechanisms by which the long-term implementation of the plan will be secured by the applicant with the management body(ies) responsible for its delivery.
- j) Monitoring strategy, including details of how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.
- k) Sensitive Lighting Plan
- l) Reptile Mitigation Strategy
- m) Woodland Buffer Mitigation Strategy
- n) Ecological Enhancement Plan.

The development shall be carried out strictly in accordance with the approved details.

Reason:

In order that the development should protect protected species in accordance with Policy NE1 of the Local Plan (Part 1) 2018 and Policy DM1 of the Local Plan Part 2 (2023).

4. Condition:

The development hereby approved shall not be first occupied unless and until space for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in

forward gear has been provided. Thereafter the parking and turning area shall be retained and maintained for their designated purpose.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy ST1 of the Local Plan (Part 1) 2018 and the NPPF 2021.

5. Condition:

The development hereby approved shall not be occupied unless and until each of the proposed dwelling are provided with a fast-charge Electric Vehicle charging point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

In recognition of Section 9 of the NPPF 2021 "Promoting Sustainable Transport" and in accordance with Policy ST1 of the Local Plan (Part 1) 2018.

6. Condition:

The development hereby approved shall provide secure, level and covered parking for at least three bicycles for each dwelling, and thereafter the facility shall be retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

In recognition of Section 9 of the NPPF 2021 "Promoting Sustainable Transport" and in accordance with Policy ST1 of the Local Plan (Part 1) 2018.

7. Condition:

Prior to the first occupation of the dwelling here by permitted the highest available speed broadband infrastructure shall be installed and made available for use unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure sustainable construction and design in accordance with Policy CC2 of the Waverley Local Plan Part 1 (2018).

8. Condition:

Prior to the occupation of the dwellings, details shall be submitted to and be approved in writing by the Local Planning Authority to confirm that the dwellings have been completed to meet the requirement of 110 litres of water per person per day.

Reason:

To ensure sustainable construction and design in accordance with Policy CC2 of the Waverley Local Plan Part 1 (2018).

9. Condition:

Prior to commencement of development, other than that required to be carried out as part of demolition or approved scheme of remediation, the following shall be submitted to and approved in writing by the Local Planning Authority:

a) An investigation and risk assessment, in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The

investigation and risk assessment shall be undertaken by a competent person as defined in Annex 2: Glossary of the NPPF.

b) If identified to be required, a detailed remediation scheme shall be prepared to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property.

The scheme shall include

- (i) All works to be undertaken
- (ii) Proposed remediation objectives and remediation criteria
- (iii) Timetable of works
- (iv) Site management procedures

The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The remediation works shall be carried out in strict accordance with the approved scheme. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

Reason:

In accordance with Policy DM1 of the Local Plan (Part 2) 2023 and the NPPF.

10. Condition:

Upon completion of the approved remediation works, a verification report demonstrating the effectiveness of the approved remediation works carried out shall be completed in accordance with condition 9 and shall be submitted to the Local Planning authority for approval prior to occupation of the development.

Reason:

In accordance with Policy DM1 of the Local Plan (Part 2) 2023 and the NPPF.

11. Condition:

Following commencement of the development hereby approved, if unexpected contamination is found on site at any time, other than that identified in accordance with Condition 9, the Local Planning Authority shall be immediately notified in writing and all works shall be halted on the site. The following shall be submitted and approved in writing by the Local Planning Authority prior to the recommencement of works:

- a) An investigation and risk assessment, undertaken in the manner set out in Condition 9 of this permission.
- b) Where required, a remediation scheme in accordance with the requirements as set out in Condition 9.
- c) Following completion of approved remediation works, a verification report, in accordance with the requirements as set out in Condition 9.

Reason:

In accordance with Policy DM1 of the Local Plan (Part 2) 2023 and the NPPF.

12. Condition:

No development shall take place above ground level, excluding demolition, until a detailed landscaping scheme has been submitted to and approved by the Local Planning Authority in writing. The landscaping scheme shall be carried out strictly in accordance with the agreed details and shall be carried out within the first planting season after commencement of the development or as otherwise agreed in writing with the Local Planning Authority. The

landscaping shall be maintained to the satisfaction of the Local Planning Authority for a period of 5 years after planting, such maintenance to include the replacement of any trees and shrubs that die or have otherwise become, in the opinion of the Local Planning Authority, seriously damaged or defective. Such replacements to be of same species and size as those originally planted.

Reason:

In the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan (Part 1) 2018 and Policy DM11 of Local Plan (Part 2) 2023 and the NPPF.

13. Condition:

Notwithstanding the information submitted in support of the application, prior to the commencement of the development hereby permitted, a revised Tree Protection Plan (TPP) and an Arboricultural Method Statement (AMS) in line with BS 5837:2012 shall be submitted to and agreed by the Local Planning Authority in writing to include details of:

- Identified Root Protection Areas (RPA) annotated on site plan
- Location and type of protective fencing in accordance with RPAs
- Ground protection method within the Construction Exclusion Zone
- Location of material storage, mixing areas, construction access and parking areas outside of RPAs
- Facilitative pruning for construction access and erecting scaffold
- Location of utility services including drains, soakaways within Root Protection Areas
- Detail of ground alterations, lowering/raising of soil levels within the site
- Regular monitoring and reporting of tree protection measures throughout the construction

The Local Authority must be contacted once the protection fencing is in place providing 2 weeks prior notice to the commencement of construction.

Reason:

In the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan (Part 1) 2018 and Policy DM11 of Local Plan (Part 2) 2023 and the NPPF.

14. Condition:

No above ground development shall commence (excluding site clearance and demolition) until a scheme of climate change and sustainability measures has been submitted to and approved in writing by the Local Planning Authority. The scheme shall have regard for the content of the Council's Climate Change and Sustainability SPD (2022). The approved scheme shall be implemented prior to first occupation of the development and thereafter retained.

Reason:

In the interests of achieving a high standard of sustainability in accordance with Policies CC1 and CC2 of the Local Plan (Part 1) 2018 and the Council's Climate Change and Sustainability SPD 2022.

Yours faithfully



Claire Upton-Brown
Executive Head of Service - Planning Development

Informatives:

1. Community Infrastructure Levy (CIL)- - The development hereby permitted is CIL liable. - - 'CIL Form 6: Commencement Notice' must be received by the Council prior to the commencement of development. Commencement of development is defined in Regulation 7 of the CIL Regulations 2010 (as amended).- - Failure to adhere to the CIL Regulations and commencing work without notifying the Council could forfeit any rights you have to exemptions, payment by instalments and you may also incur surcharges.- - For further information see our webpages (www.waverley.gov.uk/CIL) or contact CIL@waverley.gov.uk
2. The applicant is reminded that it is an offence to disturb protected species under the Wildlife and Countryside Act 1981. Should a protected species be found during the course of the works, the applicant should stop work and contact Natural England for further advice on 0845 600 3078.
3. There is a fee for requests to discharge a condition on a planning consent. The fee payable is £116.00 or a reduced rate of £34.00 for household applications. The fee is charged per written request not per condition to be discharged. A Conditions Discharge form is available and can be downloaded from our web site.- - Please note that the fee is refundable if the Local Planning Authority concerned has failed to discharge the condition by 12 weeks after receipt of the required information.
4. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
5. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
6. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage
7. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are

proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.

8. The applicant is expected to ensure the safe operation of all construction traffic to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, (www.ccscheme.org.uk) and to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm.
9. The development should proceed in with regard to the advice contained within the letter from Southern Water dated 07/10/2022 and within the email from the Environment Agency dated 16/03/2023.

The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 38 of the National Planning Policy Framework 2021.

No variation from the deposited plans and particulars will be permitted unless previously authorised by Waverley Borough Council. The permission hereby granted relates only to that which may be necessary under the Town and Country Planning Act 1990. Consent under the Building Regulations may also be necessary.

Most building work requires building regulations approval, which is a separate process to Planning. Our Building Control Team at Waverley are happy to confirm if the work requires a building control application. The building control pages on our website provide lots of useful information about our service. This includes information about the types of projects that come under Building Control, what type of application you should make and frequently asked questions about this process. Please make sure you have checked to see if you need building regulations approval and have applied prior to starting your project.

WA/2022/02347